

APPROVED

Action Summary:

Agenda Item	Item Description	Action
#1	CUP for Hugging Hearts Daycare/ Reyanna Durfee	Approved with conditions.
#4	Highlands PUD- Consideration	Recommended for approval.
#6	Minutes from 4/18/2024 Regular Meeting- Consideration	Approved.
#7	Minutes from 1/18/2024 Regular Meeting- Consideration	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON MAY 2, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair: Rick Barchers, Vice-Chair: Derek Dalton, Kevin Hall, Jeff Downward

Commission Members Absent: Rob Jaterka

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Zoning Administrator Shelby Moore, Community and Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, Aqua Consultant Shay Stark, City Council Liaison Rhett Butler, Police Sergeant Kelsie Creek

City Council Member Heidi Hammond arrived at 8:00 PM.

On Zoom: City Engineer Robert Rousselle, City Attorney Dallin Littlefield, Mayor Neil Critchlow

Citizens and Guests Present: Micheal Vanwyck, Laura Imlay, Reyanna Durfee, Guy Haskell, Nate Brusik, Amy Walker

On Zoom: Diane Rowberry, An Unknown

Commission Chairman Rick Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, May 2, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) **PROPOSED CONDITIONAL USE PERMIT FOR REYANNA DURFEE TO OWN AND OPERATE HUGGING HEARTS DAYCARE, LOCATED AT 546 S. QUIRK ST.**

No comments were made in person, on Zoom, or via email.

- ~~b) **PROPOSED PRELIMINARY PLAT FOR THE MATTHEWS LANDING SUBDIVISION, LOCATED WEST OF MATTHEWS LN. CANCELLED**~~

- ~~c) **PROPOSED MASTER DEVELOPMENT AGREEMENT FOR THE MATTHEWS LANDING SUBDIVISION, LOCATED WEST OF MATTHEWS LN. CANCELLED**~~

- d) **PROPOSED REZONE OF DURFEE LANDING FROM ZONING DESIGNATION A-10 TO R-1-21, LOCATED AT APPROXIMATELY 1350 W. MAIN ST.**

No comments were made in person, on Zoom, or via email.

AGENDA

1. Consideration of the proposed conditional use permit for Reyanna Durfee to own and operate Hugging Hearts Daycare, located at 546 S. Quirk St.

Reyanna Durfee and Zoning Administrator Shelby Moore were present to speak on this item.

Commissioner Kevin Hall asked for clarification on the spaces being used for the daycare. Miss Durfee clarified that approximately 1250-1300 square feet on the main floor will be used for the daycare. Commission Chair Rick Barchers noted that there is a room on the main floor that is not being used, and asked how Miss Durfee will make sure access is not granted to that room. Miss Durfee stated that the State requires locks to be placed at certain heights, as well as child-proofed locks.

It was noted that the Staff is placing the condition of not being able to expand without approval, and that this includes expanding the space used in the home or the number of children past 16 children. Miss Durfee acknowledged this.

Kevin Hall made a motion to approve the proposed conditional use permit for Reyanna Durfee to own and operate Hugging Hearts Daycare, located at 546 S. Quirk St. with the conditions stated in the staff report. Derek Dalton seconded the

motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

2. Discussion of the proposed amendment to the Grantsville City General Plan and Future Land Use Map, for the property located at approximately 1350 W. Main St. from a Rural Residential (RR-1) designation to a Residential (R-1-21) designation.

Commission Chair Barchers noted that he and the other Planning Commissioners have no issues with this as proposed, moving to R-1-21. He asked if this could be moved to an action item to be voted on. Aqua Consultant Shay Stark was present to speak on this item. He noted that the General Plan Amendment has not yet had a public hearing. He stated this must be done before this item can be approved, and therefore cannot be moved to an action item during this meeting.

Nate Brusik was present to answer questions on this item. He noted that he is the nephew of the property owner, Bob Durfee. Commissioner Hall noted that at the previous meeting there was discussion about providing water, and stated that when developments are brought in the developers are required to provide the water. Commission Chair Barchers stated that if they could vote on this agenda item and agenda item number 3, they would be recommended for approval.

3. Discussion of the proposed Rezone of Durfee Landing from zoning designation A-10 to R-1-21, located at approximately 1350 W. Main St.

No discussion was held regarding this item, as it was discussed along with item number two. Both agenda items 2 and 3 were received favorably by the Planning Commission.

4. Consideration of the proposed PUD for The Highlands subdivision, located on SR138.

Aqua Consultant Shay Stark was present to speak on this item and noted that the applicant has worked hard to implement what they have been told and asked to do. He noted that the biggest change that has occurred with this PUD is that they are no longer asking for any variations to the City Code. Mr. Stark stated that this property is zoned RM-7 and that from what he can see, everything they are asking for will meet the requirements for that zone. He noted that the only thing proposed that may not fit within the RM-7 is the commercial area, which was requested by the City. Mr. Stark noted that the commercial area fits within the City’s General Plan, and was implemented because the City requested it. Commission Chair Barchers stated that he appreciates the changes that have been made.

Steve McCutchans, Guy Haskell, and Amy Walker were present to answer questions on this agenda item. The trails were discussed and it was suggested that the trail system move along Mack Canyon Road, to provide trails for future developments in the area. Mr. Haskell stated that he would also like to see the trails move down Mack Canyon Road, and that he would be happy to include this requirement in the Development Agreement. Commission Chair Barchers stated

that he believes there is a trail along Mack Canyon in the Master Transportation Plan. It was unknown at the time if this was accurate. Mr. Haskell stated that if this is the case, he would be happy to include it in his plan and the Development Agreement.

Commission Chair Barchers asked what the depth of the driveways is, and Mr. McCutchans stated that they are 25 feet deep.

The provided open space was discussed, and it was noted that the open space provided in the built out section 14 of the plans, are retention basins on private lots. Mr. McCutchans also clarified that the City will maintain the City park, and the future HOA will maintain the remaining open spaces. He also noted that sections 2 and 3 will be completed as the dwellings in those sections are completed, and will come forward with their own applications for approval.

The difference in the commercial development being provided was questioned. Amy Walker noted that the commercial was previously presented in a broader plan for square footage, which explains the change between that previous plan and the current plan. Mr. Stark confirmed that this is accurate.

It was noted that the L-shaped yellow lots near section 14 that border the property not included in this project, requested a fence as a buffer between their properties and the other parcel. Mr. Haskell noted that the 6 foot fence should be there soon, if it is not already there.

Commissioner Dalton stated that he would like to see the high density housing in the middle of the project, buffered by the lower density housing and open space around the outside.

Rick Barchers made a motion to table the proposed PUD for The Highlands subdivision, located on SR138. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton "Aye," Kevin Hall "Nay," Jeff Downward "Nay," Rick Barchers "Aye." The motion failed.

Kevin Hall made a motion to recommend for approval the proposed PUD for The Highlands subdivision, located on SR138, with the requirement that all items in the development agreement be addressed to the City's satisfaction. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton "Nay," Kevin Hall "Aye," Jeff Downward "Aye," Rick Barchers "Nay." The motion failed.

Rick Barchers made a motion to recommend for approval the proposed PUD for The Highlands subdivision, located on SR138, with the requirement that the alleyways meet the standard for the International Fire Code. Kevin Hall seconded the motion. The vote is as follows: Derek Dalton "Nay," Kevin Hall "Aye," Jeff Downward "Aye," Rick Barchers "Aye." The motion carried.

5. Discussion of the proposed Master Development Agreement for The Highlands PUD, located on SR138.

This item was largely discussed during the discussion of agenda item 4. It was noted that all Staff comments must be sufficiently addressed. Mr. Haskell noted that they understand there are many items that need further discussion, and he anticipates working with City Staff to work those issues out.

6. Approval of minutes from the April 18, 2024 Planning Commission Regular Meeting.

Kevin Hall made a motion to approve the minutes from the April 18, 2024 Planning Commission Regular Meeting. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

7. Approval of minutes from the January 18, 2024 Planning Commission Regular Meeting.

Kevin Hall made a motion to approve the minutes from the January 18, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

8. Report from City Council liaison Rhett Butler.

City Council liaison Rhett Butler was present. He noted that there was a work meeting yesterday with Shaun Johnson and the City Council, to discuss his project. It was noted that Shaun requested a work meeting with the Planning Commission, and it has been scheduled for 6:00 PM on Thursday, May 16, 2024, before the Regular Meeting.

Mr. Butler noted that much effort was put into the new noticing code. He asked that the Planning Commission Staff take pictures of the public notice signs posted for the future public hearings, and provide them to himself and the Planning Commission.

9. Adjourn.

Derek Dalton made a motion to adjourn. Kevin Hall seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” Motion carried unanimously. The meeting ended at 8:59PM.